

**Behroyan & Associates Real Estate
Services Ltd.**

Phone:
Mobile: 604-716-0005
Fax: 604-281-3343
Email: naz@behroyan.ca

**1495 Clyde Avenue
West Vancouver, BC
V7T 1E9**

2991 William Avenue, North Vancouver, BC, V7K 1Z7, Canada

MLS®# V1068149



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Property Value	\$968,000
Type	House
Style	1 Storey
Basement	Full
Year Built	1967
Taxes	5135 (2013)
Living Area	2,381 sq.ft.
Lot Size Area	9 sq.ft.
Bedrooms	4
Bathrooms	3 full

Description

Gorgeous house situated on a 9300 sqft pancake flat lot in LynnValley! This 5 bedrooms, 3 bathrooms house will suit the most selective buyers. Main level offers a spacious living, open kitchen adjoining a large eating area, well appointed mmaster bedroom with its own ensuite coupled with 2 more bedrooms on the main level. The lower level would be ideal for students, in laws or older teenagers or potential tenants. Definite rental potential using the 2nd kitchen and the separate entrance. Very private backyard, great for pets and a children's play area.